



## Edmonton Alberta

\$649,900

Bright & open 2 storey w/ fully finished basement nestled in a quiet cul de sac in sought after Carlton neighbourhood. Loaded w/ upgrades. Soaring ceiling at foyer. 9'H ceiling on main. Den/office at front. Cozy living room w/ gas fireplace & gleaming hardwood floor. Modern kitchen w/ wood cabinets, granite countertops, central island, walk in closet and S/S appliances. Sunny dining area w/ patio door to sundeck. Upstairs features large bonus room, 3 spacious bedrooms & 4 pcs bath. Primary bedroom boasts newer triple pane window, walk in closet and 4 pcs ensuite w/ soaker tub. Basement has 9'H ceiling and fully finished w/ 4th bedroom, 4 pcs bath and huge family room w/ patio door to covered patio and fully fenced backyard. Other outstanding features including round corners, crown molding, high quality baseboard, central vacuum system, Hi efficiency furnace, widen & extended driveway and cement walkway. Close to schools, park, bus & easy access to Anthony Henday freeway. Quick possession. (id:6769)

Family room 4.59 m X 7.28 m

Bedroom 4 3.4 m X 3.95 m

Utility room 2.26 m X 5.52 m

Storage 2.23 m X 2.23 m

Living room 4.55 m X 3.95 m

Dining room 3.37 m X 3.64 m

Kitchen 3.61 m X 4.26 m

Den 3.37 m X 3.64 m

Primary Bedroom 4.75 m X 3.88 m

Bedroom 2 3.67 m X 3.07 m

Bedroom 3 3.67 m X 3.05 m

Bonus Room 4.36 m X 4.92 m

Listing Presented By:



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